



## City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
Diane M. Sugimura, Director

### **CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2303774  
**Applicant Name:** Julie LeDoux for Dan Crews  
**Address of Proposal:** 3925 Interlake Av N

#### **SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel of land into two parcels of land. Proposed parcel sizes are: A) 5,002.2 square feet and B) 3,975.5 square feet. Existing structures are to remain.

The following approval is required:

**Short Subdivision** - to divide one parcel into two parcels of land pursuant to Seattle Municipal Code (SMC) Chapter 23.24.

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

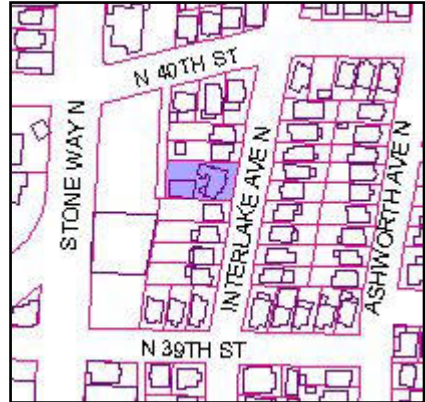
☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

## **BACKGROUND DATA**

### **Site Description**

The 8,977.7 square foot site is located in a Single Family 5000 (SF5000) zone, mid-block on the west side of Interlake Avenue North, between North 40<sup>th</sup> Street and North 39<sup>th</sup> Street in the Wallingford neighborhood. Vehicle access to the site is from Interlake Avenue North, a paved street with curbs and sidewalks. On street parking is allowed.



### **Area Zoning**

Zoning for the block front of Interlake Avenue North between North 40<sup>th</sup> Street and North 39<sup>th</sup> Street is Single Family 5000 (SF5000) with a base height limit of thirty (30) feet and an additional five (5) feet allowed for a pitched roof of 3:12 minimum.

### **Proposal Description**

The applicant proposes to subdivide the subject parcel into two parcels of land: Proposed parcel sizes are: A) 5, 002.2 square feet and B) 3,975.5 square feet.

### **Public Comments**

The comment period for this proposal ended on July 30, 2003. During this time, three (3) comments were received relating to increased density, future impact of development on private views, compatibility of future development with the scale and bulk of existing structures, traffic/parking impacts to the neighborhood and increased noise/vibration from alley traffic.

## **ANALYSIS - SHORT SUBDIVISION - Short Subdivision – Review Checklist**

### **Criteria Review – Short Subdivisions**

- A. The Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant condition or deny a short plat.
- Conformance to the applicable Land Use Code provisions (including street improvement requirements);
    - ☒ Zoning review approved.
    - ☒ Development standards of underlying zone (including Overlays).
    - ☐ Chapter [23.53](#) Streets and Alleys
    - ☐ Chapter [23.54](#) Parking and Access
    - ☒ Zoning review approved with conditions or corrections.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);
- ☒ Fire Marshal's Office approved.
  - ☐ Fire Marshal's Office approved with conditions.
  - ☐ Seattle City Light review approved.
  - ☒ Seattle City Light requires easement. **Easement P.M. #250418-1-006.**
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
- ☒ Drainage review approved.
  - ☐ Drainage review approved with conditions.
  - ☒ Seattle Public Utilities Water Availability Certificate (WAC) approved. **WAC number 2003-0658.**
  - ☐ Seattle Public Utilities requirements for WAC approval.
4. Whether the public use and interests are served by permitting the proposed division of land;
- ☐ Department of Parks and Recreation approved<sup>1</sup>.
  - ☐ Department of Parks and Recreation approved with conditions.
  - ☐ Department of Neighborhoods (landmark sites or Districts) approved<sup>2</sup>.
  - ☐ Department of Neighborhoods (landmark sites or Districts) approved with conditions.
  - ☒ Building Plans Examiner review and approval.
  - ☐ Building Plans Examiner approval with conditions.
  - ☒ The proposal meets all applicable criteria for approval of a short plat as discussed in the analysis and decision, therefore meets this criterion.
5. Conformance to the applicable provisions of SMC Section [25.09.240](#) , short subdivision and subdivisions in environmentally critical areas;
- ☐ Site is located at the toe of a steep slope and its buffer; and is within a liquefaction-prone area.
  - ☒ Site exempt from ECA Ordinance (SMC [25.09.040](#)).
6. Is designed to maximize the retention of existing trees;
- ☒ Site does not contain trees at least 6-inches in diameter measured 4-½ feet above the ground.
  - ☒ Site does not contain Exceptional Trees as defined in Director's Rule [6-2001](#).
  - ☒ The short subdivision meets the applicable provisions of SMC [25.11](#).
  - ☐ A tree preservation plan is required.

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<sup>1</sup> This does not apply to the application.

<sup>2</sup> This does not apply to the application.

### **SUMMARY – SHORT SUBDIVISION**

The lots to be created by this short subdivision will meet all minimum standards of the Single Family 5000 (SF5000) zone set forth in the Land Use Code. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. Sanitary Sewer - the existing structure located upon proposed Parcel A is connected by means of a single sidesewer to an 8-inch combined sewer (PS) located in an easement paralleling the existing southerly property line. Drainage - the PS is the means of stormwater conveyance. Stormwater detention, with controlled release to the PS, is likely to be required for construction in excess of 2,000 square feet of development coverage. Plan review requirements will be made at time of building permit application in accordance with any applicable stormwater ordinance in effect at that time. If the project is greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020 may be required.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED** as noted below.

### **CONDITIONS - SHORT SUBDIVISION**

#### **Conditions of Approval Prior to Recording**

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all utility easements. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents. Prior to Sale and/or Transfer of Ownership conditions shall be noted with the legal description for the parcels and plat of the parcels.
2. Submit the recording fee and final recording forms for approval.

#### **Prior to Sale and/or Transfer of Ownership of Parcel A or B**

The owner(s) and/or responsible party(s) shall:

3. The alley shall be improved to the development standards of SMC [23.53](#) to avoid a prescriptive easement on the northern neighboring lots.

4. Vehicle parking on Parcel A shall be established to the development standards of SMC [23.54](#) by permit.
5. Lot coverage for the existing structure on Parcel A shall be reduced in size to the development standards of SMC [23.44.010C](#) by permit.
6. All portions of the patio and steps on Parcel A that encroach into the required yards and onto Parcel B shall be removed by permit.
7. All portions of the carport/garage on Parcel B that encroach into the yards shall be removed by permit.

*Prior to Issuance of any Building Permit*

8. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to any future building permit plans.

Signature: (signature on file) Date: January 8, 2004  
Colin R. Vasquez, Land Use Planner  
Department of Planning and Development

CRV:bg

Vasquez/2303774Decision